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Meadow Cottage, 1 Meadowfield, Port Erin, IM9 6PH  
**Asking Price £449,000**

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An elegant detached double fronted house, situated in a popular quiet location with fabulous far-reaching views over the south of the Island. Accommodation comprises living room, family room, office, snug, dining room, kitchen, 5 bedrooms, bathroom, separate w.c. and potential en-suite. Outside are small front and rear gardens, garage and parking area. The property would benefit from modernisation.



## **LOCATION**

Travelling into Port Erin along Station Road, pass the shops and bear right onto The Promenade. Proceed up the hill, passing Rowany Golf Course on the right hand side. Continue down the dip and up the hill, then take the first turning on the right into Meadowfield, where Meadow Cottage is the first house on the left hand side.

## **ENTRANCE PORCH**

Original tiled floor. Door to:

## **HALLWAY**

Staircase leading to first floor.

## **FAMILY ROOM**

16' 9" x 12' 8" (5.10m x 3.86m)

Light airy room, large bay window with lovely views. Feature fireplace.

## **LIVING ROOM**

16' 7" x 13' 1" (5.05m x 3.98m)

Large bay window.

## **SNUG/BEDROOM 6**

12' 2" x 10' 9" (3.71m x 3.27m)

Rear aspect.

## **BATHROOM**

Suite comprising bath, w.c., wash hand basin.

## **OFFICE**

9' 5" x 7' 7" (2.87m x 2.31m)

## **DINING ROOM**

12' 8" x 9' 1" (3.86m x 2.77m)

Original built-in cupboards.

## **KITCHEN**

12' 8" x 10' 10" (3.86m x 3.30m)

Range of wall and base units with worktops, incorporating stainless steel sink unit, electric oven and hob with cooker hood over, washing machine, dishwasher. Tiled splashbacks. Door to outside.

## **FIRST FLOOR**

## **HALF LANDING**

## **SEPARATE W.C.**

W.C.

## **BEDROOM 5**

9' 0" x 8' 7" (2.74m x 2.61m)

Rear aspect, lovely views over the fields.

## **LANDING**

Spacious landing with window opening onto cast iron balcony. Super views. Enclosed staircase to second floor.

## **BEDROOM 1**

12' 8" x 11' 8" (3.86m x 3.55m)

## **EN-SUITE BATHROOM**

11' 8" x 10' 4" (3.55m x 3.15m)

Plumbing in place - currently comprising w.c and wash hand basin.

## **BEDROOM 2**

13' 0" x 12' 7" (3.96m x 3.83m)

Original fireplace. Dual aspect windows enjoying 'glimpses' of the sea. Understairs store cupboard.

## **BEDROOM 3/KITCHEN**

13' 0" x 10' 6" (3.96m x 3.20m)

Dual aspect. Currently being used as a kitchenette.

## **SECOND FLOOR**

## **BEDROOM 4/LOFT**

15' 1" x 13' 11" (4.59m x 4.24m)

2 x Roof lights. 2 x built-in storage cupboards. Large store cupboard.

## **OUTSIDE**

Small rear and front gardens. Parking area to rear.

## **GARAGE**

Single garage. Up and over door.

## **SERVICES**

Mains water, drainage and electricity. Original wooden windows. Oil central heating.

## **POSSESSION**

Freehold. Vacant possession on completion. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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